



**NOTICE OF  
CITY OF CELINA  
PLANNING AND ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
302 W. WALNUT STREET  
TUESDAY, NOVEMBER 26, 2013  
6:30 P.M.**

**AGENDA**

- I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**
- II. PLEDGE OF ALLEGIANCE:**
- III. CONSENT AGENDA:**
  - A. Consider and act upon approval of minutes from the October 22, 2013 Planning and Zoning Commission Meeting.
- IV. REGULAR AGENDA:**
  - A. Elect Chair and Vice Chair.
  - B. Consider and take action on a construction plat for Light Farms Phase Two, The Indigo Neighborhood, The Bluestem Neighborhood, and the Grange Neighborhood, approximately 40.392 acres containing 157 lots situated in the Collin County School Land Survey #14, Abstract No. 167 and John Ragsdale Survey Abstract No. 734. The property is generally located east of Dallas Parkway, west of SH 289 (Preston Road) north of Frontier Parkway (FM 1461/CR5), and south of County Road 51.
  - C. Conduct a public hearing to consider testimony and take action regarding **RP-13-04** a residential replat request on approximately ±.487 acres situated in the M.E.P. & P.R.R. Co. Survey, Abstract A0644, Lots 1 & 2 of Block B of Tolleson Estates Phase 2, City of Celina, Collin County, Texas.
  - D. Conduct a public hearing to consider testimony and take action regarding a subdivision ordinance amendment Chapter 10: Subdivision Regulations; Article 10.03: Subdivision Ordinance; Division 4: Design Standards; Section: 10.03.125 Reservations.
  - E. Conduct a public hearing to consider testimony and take action regarding a subdivision ordinance amendment Chapter 10: Subdivision Regulations; Article 10.03: Subdivision Ordinance; Division 4: Design Standards; Section: 10.03.126 Improvements.
- V. ADJOURNMENT:**

“I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Friday, November 22, 2013 at \_\_\_\_\_ p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.”

---

Helen-Eve Liebman, AICP  
Director of Planning & Development Services  
City of Celina, Texas

---

Date Notice Removed

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



**NOTICE OF  
CITY OF CELINA  
PLANNING AND ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
302 W. WALNUT STREET  
TUESDAY, OCTOBER 22, 2013  
6:30 P.M.**

**MINUTES**

**I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**

*Planning and Zoning Commission Chairman Haley called the meeting to order at 6:30 P.M.*

*Commissioners Hangartner, Ousley, Haley, and Newton were present, Commissioner Ehret arrived at 6:34 P.M., Commissioner Waina was absent.*

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

- A. Consider and act upon approval of minutes from the September 24, 2013 Planning and Zoning Commission Meeting.
- B. Consider and act on a replat for the Miller Collins and Young Addition, Block 1, Lot 7R. Being approximately 3.005 acres situated in the B.B.B.&C.R.R. Company Survey, Abstract 132, in Collin County, Texas, and containing one lot. The property is more commonly known as 601 South Ohio Drive.  
*Commissioner Newton made a motion to approve the consent agenda.*  
*Commissioner Ousley Seconded the motion,*  
*Motion carried 5-Yes; 0-No.*

**IV. TABLED ITEMS:**

- A. Conduct a public hearing to consider testimony and take action regarding a zoning text amendment which includes amending the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03 Zoning Districts, Division 1. Generally, Section 14.03.015, OT-R, Old town residential district.  
*City Planner, Ben Rodriguez, presented the case. He explained that this item was intended to correct some points of confusion within the ordinance. He stated that as written that the required improved architectural standards only applied to nonprofit organizations wishing to build a house in the OT-R district. While others were not held to the higher standards.*  
*Commissioner Ousley expressed concerns about the architectural designs, he felt that multiple paned windows and window shutters should not count as improved architectural standards, he requested a higher standard be applied and the multiple paned windows and shutters be removed from consideration.*  
*Chairman Haley agreed with Commissioner Ousley's assessment.*  
*Planning and Development Services Director Liebman suggested that we keep the multiple paned windows and shutters in the list of standards, and increase the number of required items from two to four instead. Director Liebman also suggested the language regulating accessory buildings within the district be removed as it conflicts with our current accessory building ordinance.*  
*Commissioner Ousley and Chairman Haley agreed that this would be prudent.*  
*Commissioner Ousley made a motion to approve the item on the condition that the number of required architectural elements is increased from two to four elements, and that subsection (h) pertaining to accessory buildings be removed.*  
*Commissioner Newton seconded the motion,*  
*Motion Carried 6-Yes; 0-No.*

**V. REGULAR AGENDA:**

- A.** Conduct a public hearing to consider testimony and take action on **Z-13-02**, a zoning change amendment request to amend PD #29 being approximately 50.003 acres situated in the M E P & P Ry Co. Survey, Abstract Number A0644, Tract 21, and is generally located north of County Road 56, east of Farm to Market Road 428, south of Farm to Market Road 455, and west of Stefhanie Dr.

*Planning and Development Services Director Liebman presented the case, she explained that this was a proposal to amend an existing Planned Development District that was originally approved in 2002, and later amended in 2003. She explained that the current proposal retains the same number of lots and are requesting a change in their lot dimensions from 60ft. x 105ft. to 50ft x 120ft, and lot layout to provide additional access points and to reduce potential traffic issues.*

*Jr. Worthy, 711 Stefhanie Dr. Celina, TX 75009 spoke against the proposal, he stated that he had concerns about the negative impact the proposal would have on drainage in the area, and increased traffic congestion due to the proposal.*

*Kenny Faulkner, 731 Stefhanie Dr. Celina, TX 75009 spoke against the proposal he stated that he had concerns about having 2 story houses in the new development backing up to the existing one story houses on Stefhanie Dr. He explained that his particular lot would have 3 houses backing up to his, and had concerns about second story windows on adjacent 2 story homes looking into his property. He proposed prohibiting 2 story homes adjacent to the existing single story houses.*

*Robert Donahoo, 2208 Morning Glory Richardson, TX asked questions of the developer, he questioned if the development would be a gated community, Director Liebman stated that it would not be a gated community.*

*Tommy Tourk, 431 Stefhanie Dr. Celina, TX questioned if the development would contain any subsidized housing or multi-family units. City Attorney Lance Vanzant stated that the Planning and Zoning Commission is not authorized to consider subsidized or affordable housing in their decision making process. Planning and Development Services Director Liebman stated that there are no multi-family units being proposed.*

*Darrell Amen, 14755 Preston Road STE: 710 Dallas, TX spoke in favor of the proposal, he stated that he was the applicant and is requesting a lot reconfiguration in order to address the market demands of builders. He also mentioned that with a deeper lot, the possibility of a one story house being placed there is increased. Additionally he stated that the number of lots backing up to the existing Tolleson neighborhood is the same as what has already been approved on the original concept plan.*

*Chairman Haley explained that during the construction process the developer would be obligated to address drainage issues.*

*Commissioner Hangartner, suggested that two story houses adjacent to Tolleson Estates be prohibited from having windows that face the existing two story homes.*

*Commissioner Ousley, raised concerns that these lots were smaller than the adjacent neighborhood.*

*Commissioner Newton recommended approval of the item as presented with the following changes, Developer will construct hike and bike trail on condition of approval from the gas line easement owner, and that staff will work with the developer to come up with an acceptable plan to prohibit second story windows facing the existing Tolleson Estates Neighborhood.*

*Commissioner Ehret seconded the motion*

*Motion Passed*

*5-Yes; 0-No; 1- Abstain*

- B.** Conduct a public hearing to consider testimony and take action regarding a zoning change amendment request on Planned Development District #20. The property is ±240.248 acres situated in the William Davenport Survey, Abstract No. 262, and F.D. Gray Survey Abstract No. 361, City of Celina, Collin County, Texas. The property is located at the northeast corner of Frontier Parkway (County Road 5) & County Road 6 (Legacy Drive).

*Planning and Development Services Director Liebman explained that at this time the applicant is requesting this item be tabled until a later date.*

*Chairman Haley motioned to table the item as requested.*

*Commissioner Hangartner seconded the motion,*

*Motion Passed*

*6-Yes: 0-No*



VI. **ADJOURNMENT:**

*Planning and Development Services Director Liebman explained to the commission that they need to keep track of their absences and limit them as much as possible.*

*There being no further business Chairman Haley adjourned the meeting at 7:30 P.M.*

\_\_\_\_\_  
Helen-Eve Liebman, AICP  
Director of Planning & Development Services  
City of Celina, Texas

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Charles Haley, Chair  
Planning and Zoning Commission

\_\_\_\_\_  
Date Approved



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Ben Rodriguez - Planner  
Meeting Date: November 26, 2013  
Re: Consider and take action on a construction plat for Light Farms Phase Two, The Indigo Neighborhood, The Bluestem Neighborhood, and the Grange Neighborhood, approximately 40.392 acres containing 157 lots situated in the Collin County School Land Survey #14, Abstract No. 167 and John Ragsdale Survey Abstract No. 734. The property is generally located east of Dallas Parkway, west of SH 289 (Preston Road) north of Frontier Parkway (FM 1461), and south of County Road 51.

---

### **Action Requested:**

Consider and take action on a construction plat for Light Farms Phase Two, The Indigo Neighborhood, The Bluestem Neighborhood, and the Grange Neighborhood, approximately 40.392 acres containing 157 lots situated in the Collin County School land survey #14 and John Ragsdale Survey The property is generally located east of Dallas Parkway, West of SH 289 (Preston Road) North of Frontier Parkway (FM 1461), and South of County Road 51.

### **Background Information:**

The Light Farms, Phase Two Construction Plat has been reviewed by City Staff and the City Engineer and has been deemed acceptable on the condition that the engineering comments be satisfied prior to being placed on a City Council agenda.

### **Financial Considerations:**

N/A

### **Legal Obligations and Review:**

N/A

### **Supporting Documents:**

- Light Farms, Phase Two Construction Plat

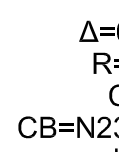
### **Board/Committee Recommendation:**

N/A

### **Staff Recommendation:**

Staff recommends approval of the construction plat, on the condition that the engineering comments be satisfied prior to being placed on a City Council agenda.

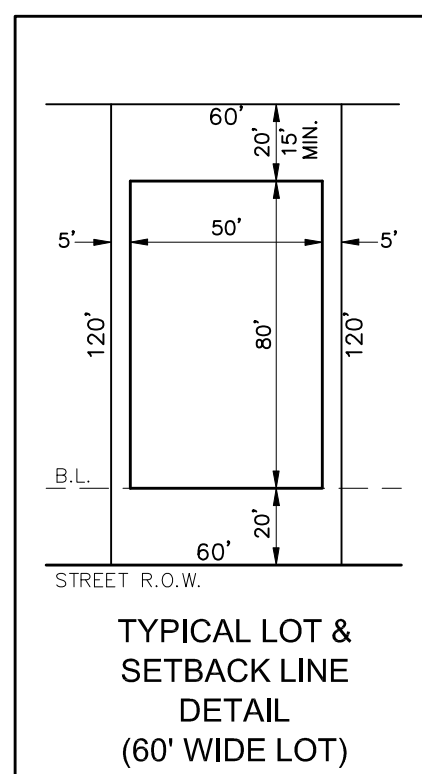
Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 or by email at Brodriguez@celina-tx.gov.



LOT 1, BLOCK A  
WATER TOWER ADDITION  
AT LIGHT FARMS  
(VOL. 2009, PG. 424 R.R.C.T.)

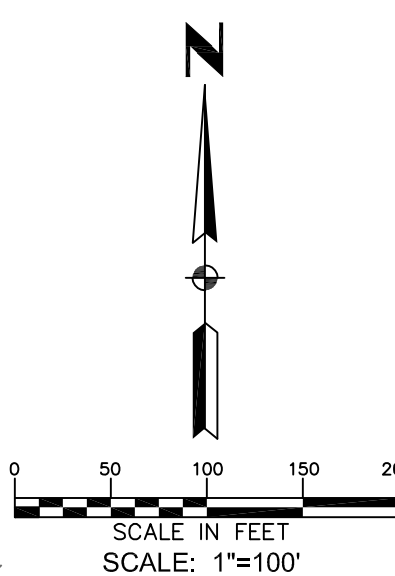
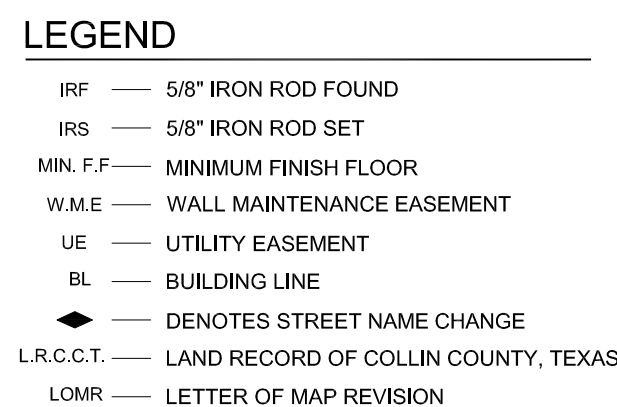
POINT OF BEGINNING  
(THE BLUE STEM, PHASE 2)  
POINT OF COMMENCING  
(THE INDIGO, PHASE 2)

LFC LAND COMPANY, LLC  
DOC.# 20130423000464780 L.R.C.C.T.  
TRACT A  
"Not Platted"



1. LOTS 1-X, 2-X, 3-X, 4-X, 5-X, & 6-X, ARE GENERAL OPEN SPACE AND/ OR COMMON AREAS. THE CARE AND MAINTENANCE OF ALL GENERAL OPEN SPACE AND/ OR COMMON AREAS IS THE RESPONSIBILITY OF COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No.1.
2. NO STREET PARKING ALONG THE CURB OF COMMON AREA 5-X. NO PARKING TO BE DESIGNATED BY PAINTED CURB.

CURVE	DEL	RADIUS	CHORD BEARING	CHORD	LENGTH
C30	90'00"00"	400.00'	S75°09'21"W	56.57'	62.83'
C31	90'00'00"	145.00'	N41°30'11"W	205.06'	227.77'
C32	31°11'51"	600.00'	S67°10'59"E	33.48'	33.48'
C33	48°50'40"	20.00'	S49°17'22"E	16.59'	17.10'
C34	27°58'20"	50.00'	N15°31'18"E	64.30'	244.32'
C35	51°10'26"	20.00'	N80°49'21"W	17.28'	18.66'
C36	15°13'39"	50.00'	N18°58'09"E	96.93'	132.22'
C37	16°22'20"	50.00'	S34°24'18"E	99.29'	145.19'
C38	55°13'48"	20.00'	S21°09'58"W	18.54'	19.28'
C39	89°45'09"	20.00'	S51°19'30"W	28.22'	31.33'
C40	24°44'50"	101.50'	N48°31'31"W	43.50'	43.50'
C41	22°49'32"	162.00'	S47°33'52"E	64.11'	64.54'
C42	92°01'16"	28.50'	N77°00'17"E	41.01'	45.57'
C43	94°12'31"	30.00'	S16°06'57"E	43.96'	49.33'
C44	104°54'48"	115.00'	S15°21'19"E	182.34'	210.54'
C45	19°38'23"	50.00'	S75°15'16"E	17.06'	17.14'
C46	90'00'00"	25.00'	N49°54'25"E	35.36'	39.27'
C47	25°42'55"	114.50'	N07°57'03"W	50.96'	51.39'
C48	27°21'39"	100.00'	N07°07'43"W	47.30'	47.30'
C49	25°10'44"	300.00'	S07°40'57"E	130.78'	131.84'
C50	53°19'22"	1064.00'	N61°48'34"E	954.87'	960.23'
C51	50°7'30"	300.00'	N37°42'38"E	26.83'	29.82'
C52	125°07'00"	50.00'	S29°21'49"E	88.77'	109.13'
C53	93°09'12"	114.50'	S41°10'12"E	166.32'	186.26'
C54	09°19'04"	27.50'	N08°57'51"W	39.00'	43.35'
C55	15°33'34"	1210.00'	S64°10'20"E	39.97'	39.97'

DOE CREEK  
TRIBUTARY No. 13 ✓

THE INDIGO NEIGHBORHOOD  
THE BLUESTEM NEIGHBORHOOD  
THE GRANGE NEIGHBORHOOD  
CONTAINING

DEVELOPER

PREPARED BY:  
**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Dallas  
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
Phone (214) 871-3311 Fax (214) 871-0752



DWG: H:\0190139053\LIGHTFARMS PH2\DWG\LP2\_CONST\PLAT.dwg USER: tam DATE: Nov 19, 2013 10:38am XREFS: 100yprop LF-MASTER-BASE LP2-BASE LP2\_CONST BORDER

COUNTY OF COLLIN  
STATE OF TEXAS

OWNER'S CERTIFICATE  
Bluestem Addition Phase 2

WHEREAS, LFC LAND COMPANY, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and being a portion of a 597.17 acre tract described as Tract 'A' in instrument to LFC Land Company, LLC as recorded under Document No. 20120423000464780 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southerly corner of Lot 1, Block A of Water Tower Addition at Light Farms, an addition to Collin County within the extra-territorial jurisdiction of the City of Celina, Texas, said point also being on the northerly right-of-way line of Light Farms Way (a variable width right-of-way as established by plat recorded in Volume 2009, Page 422 of the Plat Records of Collin County, Texas);

THENCE North 30 degrees 59 minutes 39 seconds East along the southeasterly line of said Lot 1, Block A, a distance of 435.60 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for the east corner of said Lot 1, Block A;

THENCE North 59 degrees 00 minutes 20 seconds West along the northeasterly line of said Lot 1, Block A, a distance of 260.21 to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northwesterly line of the aforementioned 597.17 acre tract, said point being the beginning of a non-tangent curve to the left having a central angle of 9 degrees 27 minutes 47 seconds, a radius of 3,644.79 feet and being subtended by a 601.30 foot chord which bears North 23 degrees 06 minutes 01 seconds East;

THENCE departing the northeasterly line of said Lot 1, Block A and continuing northeasterly along the northwesterly line of said 597.17 acre tract and curve to the left, an arc distance of 601.98 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of Lot 25, Block A of Light Farms Phase One, an addition to Collin County within the extra-territorial jurisdiction of the City of Celina, Texas, as recorded in Volume 2013, Page 278 of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE along the southerly and southwesterly lines of said Light Farms Phase One the following courses:

South 71 degrees 06 minutes 53 seconds East a distance of 170.00 feet 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the easterly right-of-way line of Fieldview Court (a 50 foot wide right-of-way as established by plat recorded in Volume 2013, Page 278, P.R.C.C.T.) said point being the beginning of a non-tangent curve to the left having a central angle of 0 degrees 06 minutes 50 seconds, a radius of 3,814.79 feet and being subtended by a 7.58 foot chord which bears North 18 degrees 49 minutes 42 seconds East;

Northeasterly along the easterly right-of-way line of said Fieldview Court and curve to the left, an arc distance of 7.58 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of Lot 9, Block D of said Light Farms Phase One;

South 61 degrees 02 minutes 49 seconds East a distance of 105.94 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common southerly corner of Lots 10 and 11, Block D of said Light Farms Phase One;

South 47 degrees 32 minutes 46 seconds East a distance of 47.67 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common southerly corner of Lots 11 and 12, Block D of said Light Farms Phase One;

South 31 degrees 32 minutes 08 seconds East a distance of 94.89 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common westerly corner of Lots 13 and 14, Block D of said Light Farms Phase One;

South 09 degrees 39 minutes 51 seconds East a distance of 117.46 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of Lot 15, Block D of said Light Farms Phase One;

North 63 degrees 30 minutes 01 seconds East a distance of 55.53 feet to a "MAG" nail found at the northwest corner of Lot 16, Block D of said Light Farms Phase One;

South 26 degrees 28 minutes 59 seconds East a distance of 116.03 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of said Lot 16, Block D, said point being on the northerly right-of-way line of Wagon Wheel Way (a 50 foot wide right-of-way as established by plat recorded in Volume 2013, Page 278, P.R.C.C.T.) and being the beginning of a non-tangent curve to the left having a central angle of 0 degrees 10 minutes 09 seconds, a radius of 945.00 feet and being subtended by a 2.79 foot chord which bears South 63 degrees 25 minutes 56 seconds West;

Southwesterly along the northerly right-of-way line of said Wagon Wheel Way and curve to the left, an arc distance of 2.79 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for a corner;

South 26 degrees 39 minutes 08 seconds East a distance of 164.81 feet to a "MAG" nail found at the southwest corner of Lot 14, Block C of said Light Farms Phase One;

THENCE along the northwesterly lines of said Light Farms Phase One the following courses:

South 59 degrees 28 minutes 14 seconds West a distance of 98.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at angle point in the northwesterly line of Lot 30, Block C of said Light Farms Phase One;

South 52 degrees 30 minutes 56 seconds West a distance of 98.38 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the northwesterly line of Lot 31, Block C of said Light Farms Phase One;

South 45 degrees 33 minutes 45 seconds West a distance of 98.42 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the northwesterly line of Lot 33, Block C of said Light Farms Phase One;

South 38 degrees 07 minutes 30 seconds West a distance of 84.25 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at a common westerly corner of Lots 34 and 35, Block C of said Light Farms Phase One;

South 32 degrees 30 minutes 14 seconds West a distance of 64.26 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an point in the northwesterly line of Lot 36, Block C of said Light Farms Phase One;

South 30 degrees 59 minutes 39 seconds West a distance of 205.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the most westerly corner of Lot 39, Block C of said Light Farms Phase One, said point also being on the northeasterly line of Lot 4-X of said Block C;

North 59 degrees 00 minutes 21 seconds West along the northeasterly line of said Lot 4-X, Block C, a distance of 34.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwesterly corner of said Lot 4-X, Block C;

South 35 degrees 57 minutes 46 seconds West a distance of 71.29 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southwesterly right-of-way line of Partridge Drive (a 50 foot wide right-of-way as established by plat recorded in Volume 2013, Page 278, P.R.C.C.T.), said point being the beginning of a non-tangent curve to the left having a central angle of 0 degrees 19 minutes 51 seconds, a radius of 375.00 feet and being subtended by a 2.17 foot chord which bears South 54 degrees 12 minutes 10 seconds East;

Southeasterly along the southwesterly right-of-way line of said Partridge Drive and curve to the left, an arc distance of 2.17 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northerly end of a westerly right-of-way corner clip with Sage Way (an 80 foot wide right-of-way as established by plat recorded in Volume 2013, Page 278, P.R.C.C.T.);

South 17 degrees 04 minutes 17 seconds East along said westerly right-of-way corner clip with Sage Way, a distance of 16.13 feet to an "X" cut found in concrete at the southerly end of said westerly right-of-way corner clip of Sage Way;

South 30 degrees 59 minutes 39 seconds West along the northwesterly right-of-way line of Sage Way, a distance of 122.20 feet to an "X" cut found in concrete at the easterly corner of a westerly right-of-way corner clip of Sage Way at the aforementioned Light Farms Way;

South 75 degrees 59 minutes 39 seconds West along the westerly right-of-way corner clip of Sage Way at Light Farms Way, a distance of 28.28 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the westerly corner of said right-of-way corner clip, said point being on the northeasterly right-of-way line of said Light Farms Way;

THENCE North 59 degrees 00 minutes 21 seconds West along the northeasterly right-of-way line of said Light Farms Way, a distance of 177.84 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE North 41 degrees 03 minutes 20 seconds West along the northeasterly right-of-way line of said Light Farms Way, a distance of 64.90 feet to the POINT OF BEGINNING and containing 11.072 acres of land, more or less.

COUNTY OF COLLIN  
STATE OF TEXAS

OWNER'S CERTIFICATE  
Indigo Addition Phase 2

WHEREAS, LFC LAND COMPANY, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and being a portion of a 597.17 acre tract described as Tract 'A' in instrument to LFC Land Company, LLC as recorded under Document No. 20120423000464780 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southerly corner of Lot 1, Block A of Water Tower Addition at Light Farms, an addition to Collin County within the extra-territorial jurisdiction of the City of Celina, Texas, said point also being on the northeasterly right-of-way line of Light Farms Way (a variable width right-of-way as established by plat recorded in Volume 2009, Page 422 of the Plat Records of Collin County, Texas);

THENCE South 41 degrees 03 minutes 20 seconds East along the northeasterly right-of-way line of said Light Farms Way, a distance of 64.90 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE South 59 degrees 00 minutes 20 seconds East along the northeasterly right-of-way line of said Light Farms Way, a distance of 347.10 to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 2 degrees 33 minutes 10 seconds, a radius of 2,950.00 feet and being subtended by a 131.42 foot chord which bears South 60 degrees 16 minutes 56 seconds East;

THENCE southeasterly along the northeasterly right-of-way line of said Light Farms Way and curve to the left, an arc distance of 131.43 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the point of reverse curvature of a curve to the right having a central angle of 0 degrees 35 minutes 51 seconds, a radius of 3,050.00 feet and being subtended by a 31.80 foot chord which bears South 61 degrees 15 minutes 36 seconds East;

THENCE southeasterly along the northeasterly right-of-way line of said Light Farms Way and curve to the right, an arc distance of 31.81 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southeast corner of Lot 2-X, Block B of Light Farms Phase One, an addition to Collin County within the extra-territorial jurisdiction of the City of Celina, Texas, as recorded in Volume 2013, Page 278 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and the POINT OF BEGINNING;

THENCE along the southeasterly and southerly lines of said Light Farms Phase One the following courses:

North 30 degrees 59 minutes 39 seconds East departing the northeasterly right-of-way line of said Light Farms Way, a distance of 473.30 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common easterly corner of Lots 9 and 10, Block B of said Light Farms Phase One;

North 41 degrees 05 minutes 29 seconds East a distance of 96.87 feet to a "MAG" nail found at the common easterly corner of Lots 11 and 12, of said Block B;

North 54 degrees 46 minutes 28 seconds East a distance of 96.73 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common southerly corner of Lots 13 and 14, of said Block B;

North 61 degrees 50 minutes 18 seconds East a distance of 96.87 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common southerly corner of Lots 15 and 16, of said Block B;

North 77 degrees 03 minutes 52 seconds East a distance of 126.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southerly line of Lot 18 of said Block B;

North 89 degrees 14 minutes 24 seconds East a distance of 200.97 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southerly line of Lot 20 of said Block B;

South 86 degrees 04 minutes 59 seconds East a distance of 79.87 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an inner corner of Lot 6-X of said Block B;

THENCE along the westerly lines of said Light Farms Phase One the following courses:

South 4 degrees 54 minutes 25 seconds West a distance of 480.68 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northerly right-of-way line of Cottonwood Drive (a 50 foot wide right-of-way as established by plat recorded in Volume 2013, Page 278, P.R.C.C.T.), said point being the beginning of a non-tangent curve to the right having a central angle of 1 degree 38 minutes 18 seconds, a radius of 575.00 feet and being subtended by a 16.44 foot chord which bears North 69 degrees 27 minutes 04 seconds West;

Northwesterly along the northerly right-of-way line of said Cottonwood Drive and curve to the right, an arc distance of 16.44 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for a corner;

South 21 degrees 22 minutes 05 seconds West a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southerly right-of-way line of said Cottonwood Drive, said being the beginning of a curve to the left having a central angle of 2 degrees 50 minutes 53 seconds, a radius of 625.00 feet and being subtended by a 31.06 foot chord which bears South 70 degrees 03 minutes 21 seconds East;

Southeasterly along the southerly right-of-way line of said Cottonwood Drive and curve to the left, an arc distance of 31.07 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of Lot 3-X, Block H of said Light Farms Phase One and end of said curve;

South 4 degrees 54 minutes 25 seconds West departing the southerly right-of-way line of said Cottonwood Drive, a distance of 147.56 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of Lot 3-X of said Block H;

THENCE along the southerly and southeasterly lines of said Light Farms Phase One the following courses:

South 85 degrees 05 minutes 35 seconds East a distance of 200.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the easterly right-of-way line of Clearlight Road (a 50 foot wide right-of-way as established by plat recorded in Volume 2013, Page 278, P.R.C.C.T.);

North 4 degrees 54 minutes 25 seconds East along the easterly right-of-way line of said Clearlight Road, a distance of 2.29 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of Lot 1, Block J of said Light Farms Phase One;

North 83 degrees 53 minutes 44 seconds East a distance of 126.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point in the southerly line of Lot 2 of said Block J;

North 77 degrees 53 minutes 22 seconds East a distance of 101.04 feet to a "MAG" nail found at the common southerly corner of Lots 3 and 4 of said Block J;

North 70 degrees 57 minutes 25 seconds East a distance of 76.20 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southerly line of Lot 5 of said Block J;

North 65 degrees 18 minutes 59 seconds East a distance of 118.12 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southeasterly line of Lot 6 of said Block J;

North 57 degrees 53 minutes 01 second East a distance of 118.14 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southeasterly line of Lot 8 of said Block J;

North 51 degrees 20 minutes 24 seconds East a distance of 90.33 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common southerly corner of Lots 9 and 10 of said Block J;

North 45 degrees 23 minutes 09 seconds East a distance of 86.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point in the southeasterly line of Lot 11 of said Block J;

North 41 degrees 46 minutes 12 seconds East a distance of 59.05 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the southeasterly line of Lot 12 of said Block J;

North 36 degrees 54 minutes 38 seconds East a distance of 129.56 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southwesterly right-of-way line of Wildrye Ridge (a variable width right-of-way as established by plat recorded in Volume 2013, Page 278, P.R.C.C.T.), said point also being the east corner of Lot 13, Block J of said Light Farms Phase One;

THENCE southeasterly along the southwesterly right-of-way line of said Wildrye Ridge the following courses:

South 54 degrees 21 minutes 01 seconds East a distance of 65.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 6 degrees 12 minutes 10 seconds, a radius of 400.00 feet and being subtended by a 43.28 foot chord which bears South 51 degrees 04 minutes 18 seconds East;

Southeasterly along said curve to the right, an arc distance of 43.30 feet to an "X" cut found in concrete at the end of said curve;

South 1 degrees 44 minutes 58 seconds East a distance of 14.02 feet to an "X" cut found in concrete at the beginning of a non-tangent curve to the left having a central angle of 2 degrees 36 minutes 02 seconds, a radius of 325.00 feet and being subtended by a 14.75 foot chord which bears South 41 degrees 34 minutes 24 seconds West;

Southwesterly along said curve to the left, an arc distance of 14.75 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

South 49 degrees 43 minutes 37 seconds East a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 1 degree 54 minutes 25 seconds, a radius of 275.00 feet and being subtended by a 9.15 foot chord which bears North 41 degrees 13 minutes 35 seconds East;

Northeasterly along said curve to the right, an arc distance of 9.15 feet to an "X" cut found in concrete at the end of said curve;

South 77 degrees 14 minutes 25 seconds East a distance of 15.28 feet to an "X" cut found in concrete at the beginning of a non-tangent curve to the left having a central angle of 20 degrees 13 minutes 54 seconds, a radius of 300.00 feet and being subtended by a 105.38 foot chord which bears South 47 degrees 34 minutes 18 seconds East;

Southeasterly along said curve to the left, an arc distance of 105.93 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

South 11 degrees 52 minutes 04 seconds East a distance of 27.68 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northerly right-of-way line of aforementioned Light Farms Way (a 100 foot wide right-of-way at this point), said point being the beginning of a non-tangent curve to the right having a central angle of 90 degrees 17 minutes 04 seconds, a radius of 1,230.00 feet and being subtended by a 1,743.80 foot chord which bears South 79 degrees 57 minutes 07 seconds West;

THENCE westerly along the northerly right-of-way line of said Light Farms Way and curve to the right, an arc distance of 1,938.19 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the point of reverse curvature of a curve to the left having a central angle of 6 degrees 03 minutes 20 seconds, a radius of 3,050.00 feet and being subtended by a 322.20 foot chord which bears North 57 degrees 56 minutes 01 seconds West;

THENCE northwesterly along the northeasterly right-of-way line of said Light Farms Way, an arc distance of 322.35 feet to the POINT OF BEGINNING and containing 22.014 acres of land, more or less.

BLUESTEM - PHASE 2

BLOCK A	BLOCK C	BLOCK D
LOT 1 6,444 sq.ft.	LOT 1 6,367 sq.ft.	LOT 1 10,858 sq.ft.
LOT 2 7,175 sq.ft.	LOT 2 5,800 sq.ft.	LOT 2 7,079 sq.ft.
LOT 3 11,000 sq.ft.	LOT 3 5,800 sq.ft.	LOT 3 6,100 sq.ft.
LOT 4 8,679 sq.ft.	LOT 4 5,800 sq.ft.	LOT 4 7,347 sq.ft.
LOT 5 6,000 sq.ft.	LOT 5 6,222 sq.ft.	LOT 5 11,582 sq.ft.
LOT 6 6,000 sq.ft.	LOT 6 6,120 sq.ft.	LOT 6 10,633 sq.ft.
LOT 7 6,000 sq.ft.	LOT 7 6,115 sq.ft.	LOT 7 8,702 sq.ft.
LOT 8 6,000 sq.ft.	LOT 8 6,123 sq.ft.	LOT 8 8,593 sq.ft.
LOT 9 6,001 sq.ft.	LOT 9 6,136 sq.ft.	LOT 17 6,112 sq.ft.
LOT 10 6,058 sq.ft.	LOT 10 6,142 sq.ft.	LOT 18 6,160 sq.ft.
LOT 11 8,484 sq.ft.	LOT 11 6,143 sq.ft.	LOT 19 6,237 sq.ft.
LOT 12 6,660 sq.ft.	LOT 12 6,138 sq.ft.	LOT 20 6,228 sq.ft.
LOT 13 6,438 sq.ft.	LOT 13 6,127 sq.ft.	LOT 21 6,297 sq.ft.
LOT 14 12,583 sq.ft.		LOT 22 6,356 sq.ft.
LOT 15 11,246 sq.ft.		LOT 23 8,464 sq.ft.
LOT 16 7,101 sq.ft.		
LOT 17 6,379 sq.ft.	OPEN SPACE	
LOT 18 6,092 sq.ft.	1-X 10,761 sq.ft.	
LOT 19 6,089 sq.ft.	4-X 1,130 sq.ft.	
LOT 20 6,089 sq.ft.	5-X 4,012 sq.ft.	
LOT 21 6,089 sq.ft.		
LOT 22 6,089 sq.ft.		
LOT 23 6,089 sq.ft.		
LOT 24 6,089 sq.ft.		

INDIGO - PHASE 2

BLOCK A	BLOCK B	BLOCK C
LOT 1 8,523 sq.ft.	LOT 45 8,476 sq.ft.	LOT 1 8,949 sq.ft.
LOT 2 8,353 sq.ft.	LOT 46 7,574 sq.ft.	LOT 2 7,110 sq.ft.
LOT 3 9,655 sq.ft.	LOT 47 8,042 sq.ft.	LOT 3 7,110 sq.ft.
LOT 4 13,498 sq.ft.	LOT 48 8,080 sq.ft.	LOT 4 8,008 sq.ft.
LOT 5 11,670 sq.ft.	LOT 49 11,950 sq.ft.	LOT 5 12,108 sq.ft.
LOT 6 12,329 sq.ft.	LOT 50 13,576 sq.ft.	LOT 6 12,672 sq.ft.
LOT 7 8,413 sq.ft.	LOT 51 8,816 sq.ft.	LOT 7 9,886 sq.ft.
LOT 8 11,405 sq.ft.	LOT 52 7,993 sq.ft.	LOT 8 8,773 sq.ft.
LOT 9 11,897 sq.ft.	LOT 53 8,091 sq.ft.	LOT 9 7,724 sq.ft.
LOT 10 11,891 sq.ft.	LOT 54 7,932 sq.ft.	LOT 10 7,314 sq.ft.
	LOT 55 7,912 sq.ft.	LOT 11 7,110 sq.ft.
	LOT 56 8,043 sq.ft.	LOT 12 8,240 sq.ft.
	LOT 57 8,009 sq.ft.	
	LOT 58 7,297 sq.ft.	
	LOT 59 7,200 sq.ft.	
	LOT 60 7,200 sq.ft.	
	LOT 61 7,144 sq.ft.	
	LOT 62 10,801 sq.ft.	
	LOT 63 12,641 sq.ft.	
	LOT 64 8,437 sq.ft.	
	LOT 65 7,522 sq.ft.	
	LOT 66 7,608 sq.ft.	
	LOT 67 7,621 sq.ft.	

BLOCK J
LOT 14 8,191 sq.ft.
LOT 15 7,210 sq.ft.
LOT 16 7,264 sq.ft.
LOT 17 7,285 sq.ft.
LOT 18 7,244 sq.ft.
LOT 19 7,251 sq.ft.
LOT 20 7,275 sq.ft.
LOT 21 7,274 sq.ft.
LOT 22 7,277 sq.ft.
LOT 23 7,283 sq.ft.
LOT 24 7,238 sq.ft.
LOT 25 7,237 sq.ft.
LOT 26 7,281 sq.ft.
LOT 27 7,322 sq.ft.
LOT 28 8,490 sq.ft.

OPEN SPACE
2-X 10,494 sq.ft.
3-X 70,386 sq.ft.
6-X 19,178 sq.ft.

CONSTRUCTION PLAT

LIGHT FARMS  
PHASE TWO

THE INDIGO NEIGHBORHOOD  
THE BLUESTEM NEIGHBORHOOD  
THE GRANGE NEIGHBORHOOD

CONTAINING

157 RESIDENTIAL LOTS TOTALING 40.392 ACRES

SITUATED IN THE

JOHN RAGSDALE SURVEY, ABST. No. 734  
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

COLLIN COUNTY, TEXAS

NOVEMBER, 2013

DEVELOPER

LFC Development Company III, LLC.

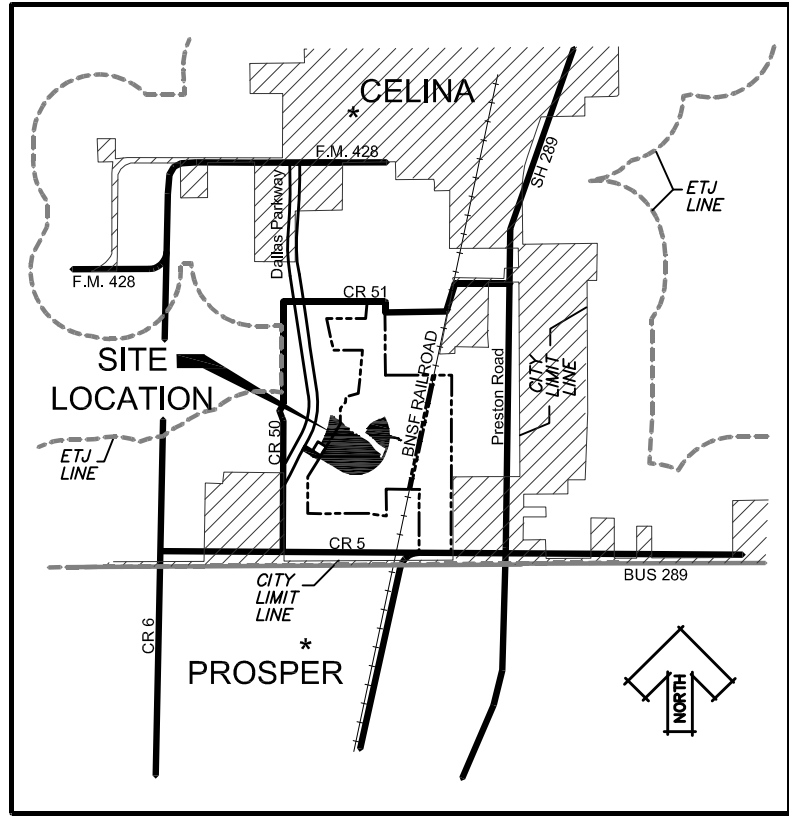
8401 North Central Expressway, Suite 350, Dallas, TX 75225  
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:

HUITT-ZOLLARS  
Huitt-Zollars, Inc. Dallas  
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
Phone (214) 871-3311 Fax (214) 871-0757



DWG: H:\proj\01390535\LIGHTFARMS PH2\DWG\LP2\_CONST\PLAT.dwg USER: tam  
DATE: Nov 19, 2013 10:38am XREFS: 100yprop LP-MINSTER-BASE LP2\_BASE LP2\_CONST BORDER

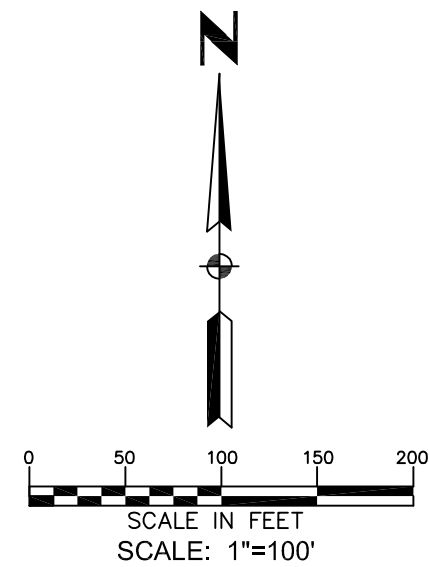


VICINITY MAP  
NTS



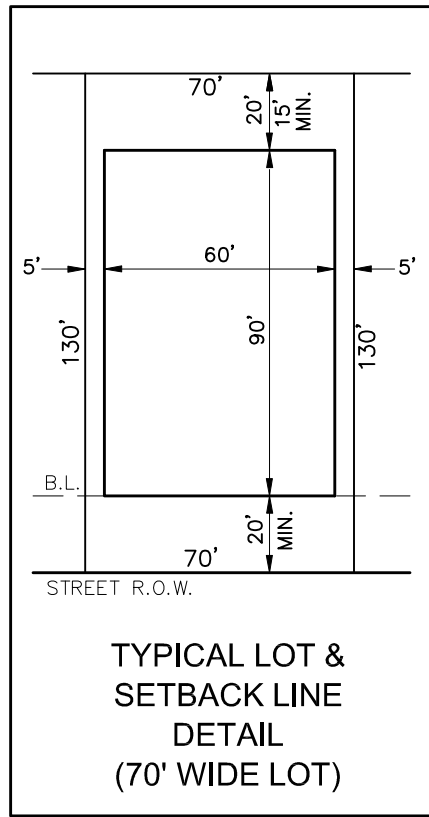
LFC LAND COMPANY, LLC  
DOC.# 20130423000464780 L.R.C.C.T.  
TRACT A  
"Not Platted"

LFC LAND COMPANY, LLC  
DOC.# 20130423000464780 L.R.C.C.T.  
TRACT A  
"Not Platted"



LEGEND

- IRF — 5/8" IRON ROD FOUND
- IRS — 5/8" IRON ROD SET
- MIN. F.F. — MINIMUM FINISH FLOOR
- W.M.E. — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- BL — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORD OF COLLIN COUNTY, TEXAS
- LOMR — LETTER OF MAP REVISION



COURSE	DIRECTION	DISTANCE
L35	N29°54'50"E	32.66'
L36	N64°40'10"E	30.14'
L37	N75°16'08"E	14.07'
L38	N19°08'35"E	13.96'
L39	S69°36'19"E	14.01'
L40	S14°23'12"E	14.30'

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	LENGTH
C55	0°20'27"	2619.00'	S57°30'48"E	15.58'	15.58'
C56	2°05'06"	1409.00'	N16°13'52"W	51.27'	51.27'
C57	7°38'02"	1200.00'	N56°17'07"W	159.77'	159.89'
C58	2°52'57"	2644.00'	N58°39'39"W	133.01'	133.02'
C59	8°37'56"	300.00'	N34°13'48"E	45.16'	45.20'
C60	38°39'13"	460.00'	N57°52'23"E	304.48'	310.33'
C61	12°31'50"	375.00'	N70°56'05"E	81.85'	82.01'
C62	10°29'23"	1384.00'	N22°31'07"W	253.03'	253.39'
C63	18°54'51"	300.00'	N37°13'14"W	98.58'	99.03'

GRANGE - PHASE 2

BLOCK M	BLOCK O	BLOCK Q	BLOCK P
LOT 15 9,844 sq.ft.	LOT 6 9,572 sq.ft.	LOT 1 13,231 sq.ft.	LOT 6 9,459 sq.ft.
LOT 16 9,560 sq.ft.	LOT 7 12,643 sq.ft.	LOT 2 9,922 sq.ft.	LOT 7 9,458 sq.ft.
LOT 17 9,156 sq.ft.	LOT 8 10,587 sq.ft.	LOT 3 9,906 sq.ft.	LOT 8 9,457 sq.ft.
LOT 18 9,098 sq.ft.	LOT 9 10,285 sq.ft.	LOT 4 10,009 sq.ft.	LOT 9 9,458 sq.ft.
	LOT 10 9,947 sq.ft.	LOT 5 10,737 sq.ft.	LOT 10 9,477 sq.ft.
	LOT 11 9,054 sq.ft.	LOT 6 13,019 sq.ft.	LOT 11 9,629 sq.ft.
	LOT 12 10,860 sq.ft.	LOT 7 13,297 sq.ft.	
OPEN SPACE			
12-X 9,000 sq.ft.			

NOTE:

LOT 12-X, IS GENERAL OPEN SPACE AND/ OR COMMON AREA.  
THE CARE AND MAINTENANCE OF ALL GENERAL OPEN SPACE  
AND/ OR COMMON AREA IS THE RESPONSIBILITY OF COLLIN  
COUNTY MUNICIPAL UTILITY DISTRICT No.1.

COUNTY OF COLLIN  
STATE OF TEXAS

OWNER'S CERTIFICATE  
The Grange Addition Phase 2

WHEREAS, LFC LAND COMPANY, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, and the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of a 597.17 acre tract described as Tract 'A' in instrument to LFC Land Company, LLC as recorded under Document No. 20120423000464780 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the westerly corner of Lot 14, Block M of Light Farms Phase One, an addition to Collin County within the extra-territorial jurisdiction of the City of Celina, Texas, as recorded in Volume 2013, Page 278 of the Plat Records of Collin County, Texas (P.R.C.C.T.), said point also being on the northeasterly line of Lot 13-X, Drainage Easement and Open Space of said Light Farms Phase One;

THENCE North 55 degrees 08 minutes 38 seconds West along the northeasterly line of said Lot 13-X, a distance of 137.73 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE North 58 degrees 11 minutes 01 second West continuing along the northeasterly line of said Lot 13-X, a distance of 80.28 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 1 degree 08 minutes 27 seconds, a radius of 3,000.00 feet and being subtended by a 59.74 foot chord which bears North 57 degrees 36 minutes 49 seconds West;

THENCE northwesterly along the northeasterly line of said Lot 13-X and curve to the right, an arc distance of 59.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 31 degrees 56 minutes 57 seconds East departing the northeasterly line of said Lot 13-X, a distance of 129.83 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE North 32 degrees 46 minutes 49 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 0 degrees 20 minutes 27 seconds, a radius of 2,619.00 feet and being subtended by a 15.58 foot chord which bears South 57 degrees 30 minutes 48 seconds East;

THENCE southeasterly along said curve to the left, an arc distance of 15.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 31 degrees 56 minutes 57 seconds East a distance of 147.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 51 degrees 27 minutes 14 seconds West a distance of 70.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 54 degrees 50 minutes 59 seconds East a distance of 246.13 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE North 58 degrees 58 minutes 35 seconds East a distance of 67.99 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE North 65 degrees 18 minutes 10 seconds East a distance of 67.97 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE North 70 degrees 49 minutes 45 seconds East a distance of 119.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner, said point being the beginning of a non-tangent curve to the right having a central angle of 3 degrees 31 minutes 39 seconds, a radius of 275.00 feet and being subtended by a 16.93 foot chord which bears South 48 degrees 26 minutes 29 seconds East;

THENCE southeasterly along said curve to the right, an arc distance of 16.93 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 43 degrees 19 minutes 21 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 60 degrees 46 minutes 56 seconds East a distance of 144.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE North 58 degrees 10 minutes 37 seconds East a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner, said point being the beginning of a non-tangent curve to the right having a central angle of 16 degrees 38 minutes 04 seconds, a radius of 1,560.00 feet and being subtended by a 451.32 foot chord which bears South 23 degrees 30 minutes 21 seconds East;

THENCE southeasterly along said curve to the right, passing a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the most northerly northwest corner of Light Farms Way (a 100 foot wide right-of-way as established by plat recorded in Volume 2009, Page 422, P.R.C.C.T.) at an arc distance of 75.95 feet and continuing southeasterly along said curve to the right and westerly right-of-way line of said Light Farms Way for a total arc distance of 452.91 feet to an "X" cut found in concrete at the northeast corner of Lot 5, Block P of said Light Farms Phase One;

THENCE along the northerly and northwesterly lines of said Light Farms Phase One the following courses:

South 74 degrees 48 minutes 41 seconds West departing the westerly right-of-way line of said Light Farms Way, a distance of 151.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of Lot 5, Block P of said Light Farms Phase One, said point being on the easterly right-of-way line of Springhouse Way (a 50 foot wide right-of-way as established by plat recorded in Volume 2013, Page 278, P.R.C.C.T.) and the beginning of a non-tangent curve to the left having a central angle of 2 degrees 05 minutes 06 seconds, a radius of 1,409.00 feet and being subtended by a 51.27 foot chord which bears North 16 degrees 13 minutes 52 seconds West;

Northwesterly along the easterly right-of-way line of said Springhouse Way and curve to the left, an arc distance of 51.27 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for a corner;

South 72 degrees 43 minutes 35 seconds West a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the westerly right-of-way line of said Springhouse Way, said point also being the northeast corner of Lot 5, Block O of said Light Farms Phase One;

South 71 degrees 09 minutes 08 seconds West a distance of 136.39 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of said Lot 5, Block O;

North 18 degrees 50 minutes 52 seconds West a distance of 41.62 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northeast corner of Lot 4 of said Block O;

South 62 degrees 57 minutes 40 seconds West a distance of 84.60 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the northerly line of said Lot 4, Block O;

South 52 degrees 51 minutes 00 seconds West a distance of 50.91 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at an angle point in the northwesterly line of Lot 3 of said Block O;

South 40 degrees 01 minute 33 seconds West a distance of 67.34 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common westerly corner of Lots 2 and 3 of said Block O;

South 38 degrees 13 minutes 15 seconds West a distance of 150.49 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the west corner of Lot 1 of said Block O, said point being on the northeasterly right-of-way line of Cypress Creek (a 50 foot wide right-of-way as established by plat recorded in Volume 2013, Page 278, P.R.C.C.T.) and the beginning of a non-tangent curve to the right having a central angle of 0 degrees 35 minutes 56 seconds, a radius of 1,225.00 feet and being subtended by a 12.80 foot chord which bears South 52 degrees 46 minutes 04 seconds East;

Southeasterly along the northeasterly right-of-way line of said Cypress Creek and curve to the right, an arc distance of 12.80 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for a corner at the end of said curve;

South 37 degrees 31 minutes 54 seconds West departing the northeasterly right-of-way line of said Cypress Creek, a distance of 184.33 feet to the POINT OF BEGINNING and containing 7.306 acres of land, more or less.

CONSTRUCTION PLAT

LIGHT FARMS  
PHASE TWO

THE INDIGO NEIGHBORHOOD  
THE BLUESTEM NEIGHBORHOOD  
THE GRANGE NEIGHBORHOOD

CONTAINING

157 RESIDENTIAL LOTS TOTALING 40.392 ACRES

SITUATED IN THE

JOHN RAGSDALE SURVEY, ABST. No. 734  
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

COLLIN COUNTY, TEXAS

NOVEMBER, 2013

DEVELOPER

LFC Development Company III, LLC.

8401 North Central Expressway, Suite 350, Dallas, TX 75225  
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:

HUITT-ZOLLARS  
Huitt-Zollars, Inc. Dallas  
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
Phone (214) 871-3311 Fax (214) 871-0757

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC Development Company III, LLC and LFC Land Company, LLC ("Company"), acting herein by and through their respective duly authorized officer(s), do hereby adopt this plat designating the herein described property as **Light Farms Phase Two**, an addition to Collin County, within the extra-territorial jurisdiction of the City of Celina, Texas. Company does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way, and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way, and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limit the use to particular utilities, said use by public utilities being subordinate to the public's, District's and City of Celina's use thereof. The City of Celina, District and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said rights-of- way and easements. The City of Celina, District and public utility entities shall at all times have the full right of ingress and egress to or from their respective rights-of-way and easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By:

\_\_\_\_\_  
Authorized Signature of LFC LAND COMPANY, LLC.

\_\_\_\_\_  
Printed Name and Title

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By:

\_\_\_\_\_  
Authorized Signature of  
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

\_\_\_\_\_  
Printed Name and Title

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. ISSUED FOR REVIEW ON \_\_\_\_\_

Eric J. Yahoudy, Registered Professional Land Surveyor  
Texas Registration No. 4862

Date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

PROPERTY LOCATION STATEMENT  
This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

\_\_\_\_\_  
Signature of Mayor

\_\_\_\_\_  
Date of approval

ATTEST:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Date

Note:

1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

2. The area or areas shown on the plat as "VAM" (Visibility, access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.

RECOMMENDED BY: Planning and Zoning Commission  
City of Celina, Texas

\_\_\_\_\_  
Signature of Chairperson

\_\_\_\_\_  
Date of Recommendation

APPROVED BY: City Council  
City of Celina, Texas

\_\_\_\_\_  
Signature of Mayor

\_\_\_\_\_  
Date of Approval

ATTEST: City Council  
City of Celina, Texas

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Date

CONSTRUCTION PLAT

LIGHT FARMS  
PHASE TWO

THE INDIGO NEIGHBORHOOD  
THE BLUESTEM NEIGHBORHOOD  
THE GRANGE NEIGHBORHOOD

CONTAINING

157 RESIDENTIAL LOTS TOTALING 40.392 ACRES

SITUATED IN THE

JOHN RAGSDALE SURVEY, ABST. No. 734  
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

COLLIN COUNTY, TEXAS

NOVEMBER, 2013

DEVELOPER

LFC Development Company III, LLC.

8401 North Central Expressway, Suite 350, Dallas, TX 75225  
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:

HUITT-ZOLIARS  
Huitt-Zoliars, Inc. Dallas  
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
Phone (214) 871-3311 Fax (214) 871-0757



Memorandum

To: **Celina Planning & Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Ben Rodriguez - Planner  
Meeting Date: November 26, 2013  
Re: Conduct a public hearing to consider testimony and take action regarding **RP-13-04** a residential replat request on approximately  $\pm .487$  acres situated in the M.E.P. & P.R.R. Co. Survey, Abstract A0644, Lots 1 & 2 of Block B of Tolleson Estates Phase 2, City of Celina, Collin County, Texas.

---

**Action Requested:**

Conduct a public hearing to consider testimony and take action regarding **RP-13-04** a residential replat request on approximately  $\pm .487$  acres situated in the M.E.P. & P.R.R. Co. Survey, Abstract A0644, Lots 1 & 2 of Block B of Tolleson Estates Phase 2, City of Celina, Collin County, Texas.

**Background Information:**

The property owner currently owns Lots 1 & 2 of Block B in North Tolleson Estates Phase 2 and wishes to combine these two lots into one lot that is approximately  $\pm .487$  acres in size.

**Legal Obligations and Review:**

The plat has been reviewed by the City Surveyor and has been deemed acceptable.

**Supporting Documents:**

- Replat Exhibit
- Letter(s) of support

**Public Notifications:**

Staff mailed public notifications to all owners of incorporated property within 200 feet of the subject tract(s). As of November 23, 2013 staff has received one letter in support and no letters in opposition.

**Board/Committee Recommendation:**

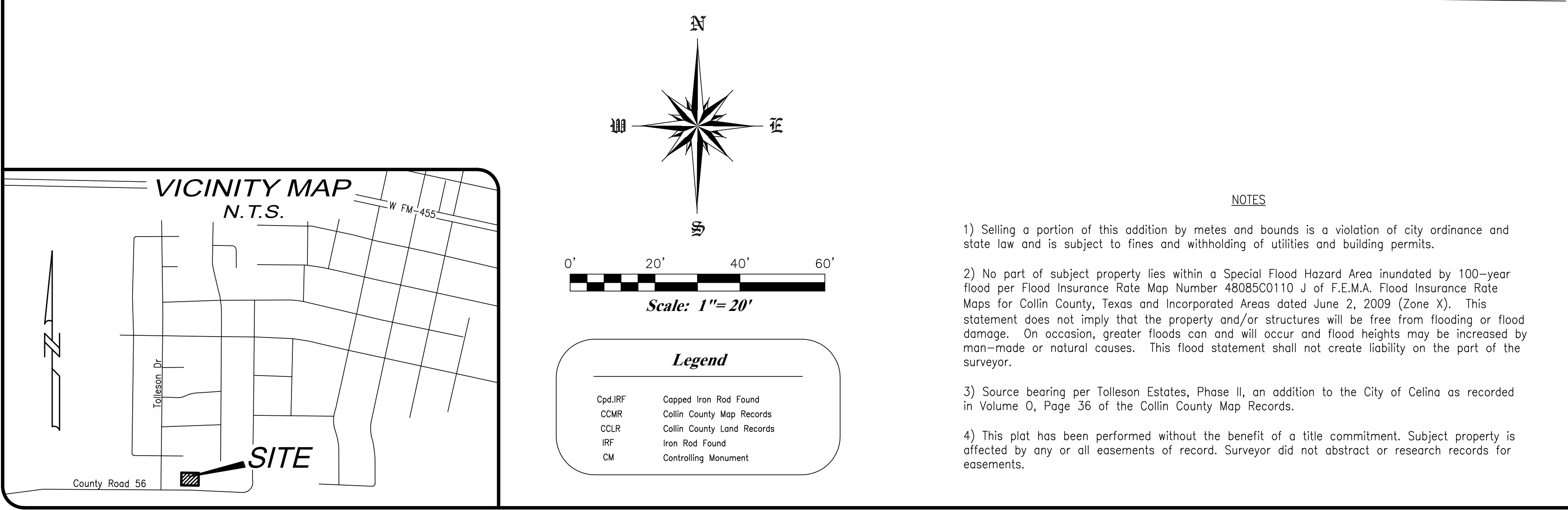
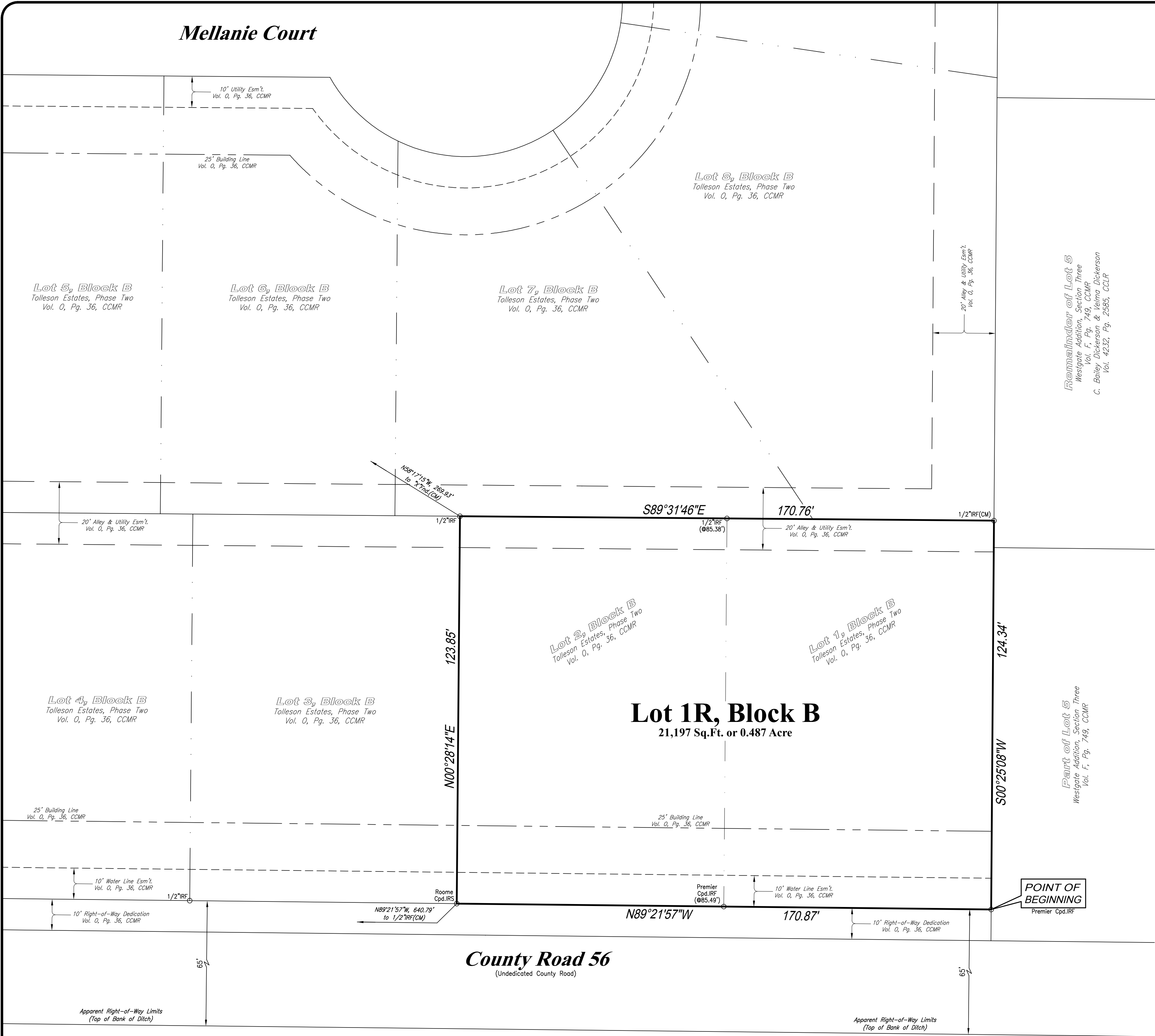
N/A

**Staff Recommendation:**

The proposed replat meets the city's standards for a lot within the SF-7.5 Single-Family Residential- 7.5 District and is recommended to be approved as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 or by email at Brodriguez@celina-tx.gov.





PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS **Douglas C. Spiger and Cynthia L. Spiger** are the owners of a tract of land situated in the State of Texas, County of Collin, and City of Celina, being part of the M.E.P. & P. Railway Company Survey, Abstract No. 644, and being all of Lots 1 & 2, Block B of Tolleson Estates, Phase Two, an addition to the City of Celina as recorded in Volume O, Page 36 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a Premier capped iron rod found in the north right-of-way line of County Road 56 marking the southeast corner of Lot 1, the southeast corner of said premises, and being in the west line of Lot 5 of Westgate Addition, Section Three, an addition to the City of Celina as recorded in Volume F, Page 749 of the Collin County Map Records;

THENCE with the north right-of-way line of County Road 56 (an undedicated county road), the south line of Lot 1, and the south line of said premises, North 89°21'57" West, passing a Premier capped iron rod found at 85.49 feet marking the southwest corner of Lot 1 and the southeast corner of Lot 2, and continuing along the south line of Lot 2 for a total distance of 170.87 feet to a Roome capped iron rod set marking the southwest corner of Lot 2, the southwest corner of said premises, and the southeast corner of Lot 3, Block B of said Tolleson Estates, Phase Two;

THENCE with the west line of Lot 2, the west line of said premises, and the east line of said Lot 3, North 00°28'14" East, 123.85 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 2, the northwest corner of said premises, the northeast corner of said Lot 3, and being in the south line of Lot 7, Block B of said Tolleson Estates, Phase Two;

THENCE with the north line of Lot 2, the north line of said premises, the south line of said Lot 7, and the south line of Lot 8, Block B of said Tolleson Estates, Phase Two, South 89°31'46" East, passing a 1/2-inch iron rod found at 85.38 feet marking the northeast corner of Lot 2 and the northwest corner of Lot 1 and continuing along the north line of Lot 1 for a total distance of 170.76 feet to a 1/2-inch iron rod found marking the northeast corner of Lot 1, the northeast corner of said premises, the southeast corner of said Lot 8, and being in the west line of the aforementioned Lot 5;

THENCE with the east line of Lot 1, the east line of said premises, and the west line of said Lot 5, South 00°25'08" West, 124.34 feet to the point of beginning and containing 21,197 square feet or 0.487 acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **Douglas C. Spiger and Cynthia L. Spiger**, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as **Tolleson Estates Phase II, Block B, Lot 1R**, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS, my hand, this \_\_\_\_ day of \_\_\_\_\_, 2013.

Douglas C. Spiger Cynthia L. Spiger

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Douglas C. Spiger**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_, day of \_\_\_\_\_, 2013.

Notary Public in and for  
The State of Texas

My commission expires on: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Cynthia L. Spiger**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_, day of \_\_\_\_\_, 2013.

Notary Public in and for  
The State of Texas

My commission expires on: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

THAT I, F.E. Bemenderfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

F.E. Bemenderfer, Jr.  
R.P.L.S. No. 4051

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **F.E. Bemenderfer, Jr.**, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for  
The State of Texas

My commission expires on: \_\_\_\_\_

CITY APPROVAL OF FINAL PLAT

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

Recommended By: Planning & Zoning Commission  
City of Celina, Texas

Signature of Chairperson Date of Recommendation

Approved By: City Council  
City of Celina, Texas

Signature of Mayor Date of Approval

Attest: Date

City Secretary Date

PROPERTY LOCATION STATEMENT

This property is located in the corporate limits [or the extraterritorial jurisdiction] of the City of Celina, Collin County, Texas.

Mayor, City of Celina Date

Attest: Date

City Secretary Date

**Final Plat of  
Tolleson Estates  
Phase II  
Block B, Lot 1R  
being a Replat of Block B, Lots 1 & 2  
an addition to the City of Celina, Texas  
as recorded in Volume O, Page 36, CCMR  
21,197 Square Feet or 0.487 Acre  
October 2013**

Owner:  
Douglas C. & Cynthia L. Spiger  
2104 W. Yorkshire  
Prosper, Tx 75078  
Attn: Doug Spiger  
(469) 222-6386

Surveyor:  
Roome Land Surveying  
2000 Avenue G, Suite 810  
Plano, Tx 75074  
Attn: John Glas  
(972) 423-4372  
john@rlsinc.com

Revised: 11/12/2013  
P:\AC\201304\LB107801.dwg

**Roome Land Surveying, Inc.**  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com





## Memorandum

To: **Celina Planning & Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Ben Rodriguez  
Planner  
Meeting Date: November 26, 2013  
Re: Consider and take action regarding a subdivision text amendment which includes amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.03 Subdivision Ordinance, Division 4. Design Standards, Section 14.03.125, Reservations, Parks and Open Space.

---

### **Action Requested:**

Consider and take action regarding a subdivision text amendment which includes amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.03 Subdivision Ordinance, Division 4. Design Standards, Section 14.03.125, Reservations, Parks and Open Space.

### **Background Information:**

Staff has conducted research on the park land dedication requirements of multiple cities within the area, and around the state in order to formulate equitable park dedication requirements.

As a result of our research it was brought to the attention of staff that the city could increase its dedication requirements while still being in line with dedication requirements around the state.

Additionally staff is proposing incorporating minimal standards which will regulate the condition of land that can be dedicated to the city; such as requiring that the area to be dedicated is primarily outside of a 100 year floodplain, areas encumbered by utility easements which limit park and recreational development, and any areas with unusual topography or slope which inhibit their use as recreational areas.

### **Public Notice:**

N/A

### **Supporting Documents:**

- City Comparison Chart

### **Legal Review:**

N/A

### **Board/Committee Recommendation:**

The Parks and Recreation Board recommended a park land dedication requirement of 1 acre per 50 lots, or a fee in lieu of \$1,500 per dwelling unit at its meeting on October 15, 2013.

**Staff Recommendation:**

At this time staff is recommending tabling of the item in order to address and incorporate standards for park development and to present any changes to the parks and recreation board.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 or by email at [Brodriguez@celina-tx.gov](mailto:Brodriguez@celina-tx.gov).

Parkland Dedication	Land Donation	Money in Lieu	Misc.	Misc. Cont.	Misc. Cont.
Celina	5%	\$1,000/ dwelling unit			
Allen	1 ac. per 100 lots	\$645/unit			
Mckinney	1 ac. per 50 lots	Based on valuation on record at CCCAD	Land that is more than 20% floodplain is unsuitable	If replat adds more lots must pay fee in lieu	In cases where floodplain land or property is proposed to be conveyed to satisfy the parkland requirements, a credit will be given based upon the following formula or ratio: three acres of floodplain shall equal one acre of nonfloodplain land.
Plano		\$467/ SF unit \$323/ MF unit			Haven't updated since 1993
Prosper	Greater of 1 ac. Per 35 res units. Or 5% of total tract acreage	\$1,500/ SF unit \$2,000/ MF unit	Land that is more than 20% floodplain is unsuitable		
Frisco	1 ac. per 50 units	\$1561/ unit			
Flower mound	3.36 acres per 100 dwelling units.	The town shall calculate the average estimated fair market value per acre of the land being subdivided at the time of development plan approval. Evidence of comparable sales in the area may be provided by the developer or subdivider in calculating the amount of the fee in lieu of dedication.	In all cases in which land is dedicated or cash is paid in lieu of dedication as stipulated in this division, <u>the developer or subdivider shall pay to the town a sum of money that is equal to the estimated cost to develop the typical neighborhood park</u> , as set forth by the town council, upon the recommendation of the PALS board.	Land within floodplain and floodway designated areas shall not be counted toward meeting the requirement of this subsection.	
Coppell	One acre per 100 Units	\$1,285.00 per Unit	Any land dedicated to the City under this section must be suitable for park and recreation uses. The following characteristics of a proposed area are generally unsuitable: (a)Any area primarily located in the 100-year flood plain. (b)Any areas of unusual topography or slope which render them unusable for organized recreational activities. (c)Any area encumbered by overhead utility lines or easements of any type which would limit the opportunity for recreational and park development.		
Little Elm	4.5 acres per 1,000 ultimate residents of such residential subdivision.	"Fair Market Value" of acreage required to be dedicated.	At least 50 percent of the dedicated land required hereby shall be well drained, level, and suitable for open play. No part of such 50 percent of the dedicated land shall be within any designated flood plan or floodway of the town. All park land offered for dedication or purchased under this section shall meet the requirements for location outlined in the Open Park Plan adopted by the town. Areas of unusual topography or slope which render the site unusable are not acceptable. Drainage areas may be accepted if the recommended channel improvements, walkways, landscaping, and irrigation systems are constructed in accordance with town standards and conform to the plan.		
The Colony	- Five (5) acres per 1,000 persons project population. -Three (3) acres of floodplain shall equal one acre of non-floodplain land.	Amount equal to average per acre value of the whole property included in the residential development. value determined by Appraisal district and Comp sales in the area	A proposed conveyance of land to meet the requirements of this ordinance shall not generally be considered suitable for public park purposes if it has one or more of the following characteristics:	-Generally if more than twenty (20) per cent of the proposed park site is located within the one hundred-year floodplain -The proposed park site dedication is less than five (5) acres for a park - It has unusual topography or slope which renders it unsuitable for organized recreational activities.	
Anna	one acre per 50 Units	\$250 per unit	Any area primarily located in the 100-year flood plain is generally unacceptable, unless the area is part of the trail system shown in the trail master plan.	<u>Park Development fee - \$750 per unit</u>	

Denton	2.5 ac per 1,000 population	Average of market value per acre of land being subdivided at time of preliminary (Construction) plat approval		Park Development fee - \$291 per S.F. Dwelling \$187 per M.F. Dwelling	
--------	-----------------------------	---	--	--	--



## Memorandum

To: **The Celina Planning & Zoning Commission**  
CC: Mike Foreman, City Manager  
Joseph Johnson, Public Works Director  
From: Ben Rodriguez  
Planner  
Meeting Date: November 26, 2013  
Re: Conduct a public hearing to consider testimony and take action regarding a subdivision ordinance amendment Chapter 10: Subdivision Regulations; Article 10.03: Subdivision Ordinance; Division 4: Design Standards; Section: 10.03.126 Improvements.

---

### **Action Requested:**

Conduct a public hearing to consider testimony and take action regarding a subdivision ordinance amendment Chapter 10: Subdivision Regulations; Article 10.03: Subdivision Ordinance; Division 4: Design Standards; Section: 10.03.126 Improvements.

### **Background Information:**

Staff is proposing a requirement for the minimum water service size between the water main and water meter be one inch. This would allow the City the flexibility to install either a three-quarter inch or a one inch meter depending on the number of fixtures in the house. Under the current scenario with three-quarter inch minimum services, we are limited to installing a three-quarter inch meter even if the fixture units require a 1 inch meter.

Additionally, our current ordinance requires all water services between the water main and water meter be Type K Copper. Staff is proposing allowing polyethylene pipe as an alternate material; this would provide the same durability as copper piping, but in a more cost efficient manner. Also, this proposed change would allow us to increase the minimum service size from three-quarter inch to one inch without increasing the cost to the developer.

### **Public Notice:**

N/A

### **Supporting Documents:**

- Existing and Proposed standards

### **Legal Review:**

N/A

### **Board/Committee Recommendation:**

N/A

### **Staff Recommendation:**

Staff recommends the item be approved as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 or by email at [Brodriguez@celina-tx.gov](mailto:Brodriguez@celina-tx.gov).

**Sec. 10.03.126 Improvements, (h) Water.**

**Current Standards:**

(5) Water services for each lot shall be a minimum of 3/4-inch type K copper. Each service shall be provided with one in-line nylon ball cut-off valve contained inside the meter box. The meter shall have 5/8-inch diameter yoke. Service to each lot shall have a maximum cover of 18 inches. Services shall be one-inch type K copper for houses with more than two baths.

**Proposed Standards:**

(5) In a residential development, water services for each lot shall be a minimum of one-inch type K copper or copper tube size (CTS) polyethylene (PE). Each service shall be provided with one in-line nylon ball cut-off valve. Service to each lot shall have a minimum cover of 18 inches.